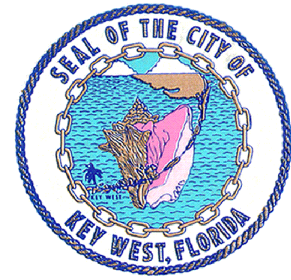


EXECUTIVE SUMMARY



TO: City Commission

FR: Marilyn Wilbarger RPA, CCIM

DT: April 16, 2012

RE: Key West Community Sailing Center

ACTION STATEMENT:

This is a request to enter into a lease renewal with the Key West Community Sailing Center for the demised premises located at 705 Palm Avenue.

BACKGROUND:

The City originally entered into a lease agreement for this use, at this location, in 1979. The previous lease is currently expired and a renewal has been contemplated to coincide with the re-structuring of the organization to a 501(c)3, classified as a public charity. The organization's mission is to teach youth and adults to sail and is more fully detailed in the attached correspondence from the Community Sailing Center. The terms of the renewal are as follows:

PREMISES: As currently occupied at 705 Palm Avenue and as shown on Exhibit "A" of the lease

TERM: Five (5) years with a ninety (90) day cancellation provision

USE: The TENANT shall be entitled to use the Premises for the continuous operation of TENANT'S after school, schools out, student elective instructional sailing programs, adult sailing instruction, sailing and equipment rental programs that are affordable and open to the public, provide a place for participation and interaction with fellow sailors, and no other purpose.

RENT: \$1.00 per year

EXPENSES: The Tenant will pay for operating costs including all utilities, repairs and maintenance, replacements and renovations necessary to keep the premises in good repair and condition.

RECOMMENDATION:

Staff recommends the continued support of the programs provided by the Key West Community Sailing Center through utilization of the city owned property at 705 Palm Avenue.